

**CONCORD CONSERVATION COMMISSION
MINUTES
Regular Meeting
March 10, 2010**

**Community Development Conference Room
41 Green Street, Concord, NH**

Attendance:

Members present at the meeting included: Christopher Morgan; Jim Owers; Jan McClure; Tracey Boisvert; and Pamela Hunt. Doug Woodward, City Planner, and Rebecca Hebert, Planner, also attended the meeting.

C. Morgan, Chairman, called the meeting to order at 7:15.

1. Minutes: The group reviewed the minutes of the February meeting. J. Owers moved to accept the minutes of the February 10, 2010 meeting; T. Boisvert seconded the motion; motion passed unanimously and the minutes were adopted.

2. Wetlands Bureau:

a. Route 3 Corridor Project – D. Woodward explained that the City Engineer offered to attend a Commission meeting prior to the submittal of permits for impacts related to the Route 3 corridor construction. The Commission felt that the impacts would be minor and they could discuss the impacts once the permits were submitted to the DES.

b. Correspondence - R. Hebert reviewed correspondence from the NHDES Wetlands Bureau, including a letter from the DOT regarding the proposed repairs and construction at the Sewall's Falls Road Bridge. The Commission discussed the letter and recommended sending a letter to the DOT with the comments that the Commission would like to review a copy of the EIS statement, design of the bridge, and would also recommend that pedestrian and bicycle access be considered in the design.

3. Open Space:

a. Elgland property off of Clarke Street – D. Woodward reported that the City has agreed to a settlement with Mr. Elgland. Jim Kennedy has asked if the Commission would be interested in purchasing the parcel off of North State Street along with the back land. D. Woodward explained that this parcel contains the house and several outbuildings, along with a historic granite culvert that was part of the old mill. The house and outbuildings would be removed, and the City will be replacing the culvert under North State Street. The City would like to preserve the granite walls on either side of the culvert, and thought the land might make a nice trailhead or small park. D. Woodward explained that the back land was appraised at \$10,000, and the front parcel was valued at \$111,000.

The Commission discussed the property and felt that the lot off of North State Street was too urban to be considered open space and that the City should not use the trust fund to purchase land for city parks. C. Morgan mentioned the time the City Council asked the Commission to purchase a parcel of land off of Loudon Road. The land was going to be utilized as a city park was not part of the open space plan. The Commission agreed to

schedule a site walk of the Elgland property and also agreed to set the public hearing on April 14th for the purchase of the back land. There was consensus from the Commission not to proceed with the purchase of the parcel along North State Street at this time.

b. Lassonde property – J. McClure reported that the Lassondes were not interested in selling their land at this time, and felt that the range of \$900 - \$1100 for back land was too low.

c. Cellular Communication Tower - D. Woodward reported that the City administration has been approached by a company interested in acquiring the cell tower lease from the City. The Commission discussed the existing lease and felt that this would be against the terms of the existing lease. D. Woodward explained that the current lease holder owns the tower, and if the lease expires, the potential buyer would need to re-permit and install a new tower. The Commission agreed to extending the lease payments over time, rather than trying to collect a lump sum payment or selling the rights completely.

d. Model Conservation Easement – R. Hebert distributed a marked-up version of the model conservation easement. She explained that Chris Kane had suggested some minor edits to the document. The Commission agreed with the edits and asked staff to incorporate the changes into the document, and post the new versions of the easement on the website.

e. CTAP Grant – R. Hebert provided an update on the CTAP grant request for to fund the significant wildlife habitat analysis. CNHRPC has included a regional component of developing a Green Infrastructure Map for the City, this would involve a weighting and ranking process with the Commission, and would take place once the wildlife report was complete.

4. City Council / Planning Board Action:

a. Budget – R. Hebert provided an overview of the budget. The Commission recommended that funds be included to reimburse members who attend the NHACC annual conference. The Commission also decided to include money for road repairs to West Locke Road, as well as \$15,000 for miscellaneous environmental or technical reports that might need to be prepared prior to the acquisition of land.

b. Contoocook River Park / Lehtinen Park re-designation - D. Woodward explained that one of the recommendations of the Master Plan is to re-designate the Contoocook River Park as a City Park to be managed by the Recreation Department, and to re-designate Lehtinen Park as open space to be managed by the Conservation Commission. Currently the Contoocook River Park is technically open space, and hunting is allowed, and Lehtinen Park is classified as a City Park. There would be an opportunity to develop portions of the Contoocook River property as a park with park-like amenities and the City would be able to prohibit hunting at the Contoocook River Park. The re-designation would not affect the existing hiking trails on the property. The Commission discussed the proposal and did not object to the re-designation but questioned whether or not just Lehtinen Park could be re-designated, and whether each property should be considered separately. The Commission unanimously agreed not to object to the re-designation of both the Contoocook River Park and Lehtinen Park with

the recommendation that a park master plan be prepared for Contoocook River Park and that the natural features of the park be preserved.

5. Reports:

a. Forestry/Street Trees – R. Hebert reported that the timber sale has been completed at the Penacook Lake watershed. She said that the recent wind storm damaged several city forests and trails. Ron Klemarczyk is recommending that another timber sale be arranged to salvage the fallen trees. R. Hebert explained that this would require the appropriation of additional money from the Forestry Trust Fund, because the forest management fees will exceed the amount estimated in the 2010 budget. The Commission unanimously agreed to request up to \$10,000 in additional funds from the Forestry Trust for the timber salvage and the clean up of damage to the City trails.

b. Upper Merrimack River Local Advisory Committee - Wild and Scenic River designation - R. Hebert reported that all of the other communities, except for Concord, along the upper Merrimack have voted in favor of the designation. The Commission agreed to discuss this again at the regular April meeting with the intent of presenting this matter to the Council to seek their support.

c. Zoning Discussion Concord 2020 – D. Woodward reminded the Commission that the zoning forums would be scheduled for March 23 or 27th and the all Boards and Commissions meeting will be on April 13th in the City Council Chambers.

Meeting adjourned at 10:00 PM.

A TRUE RECORD ATTEST:

Rebecca W. Hebert

Planner, Secretary pro-tem